184.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,900 / 674,900
					USE VALUE:	674,900 / 674,900
					ASSESSED:	674,900 / 674,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEL GEORGE H	
Owner 2:		
Owner 3:		
Street 1:	4 KIPLING RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SILVA THERESA -
Owner 2:	-
Street 1:	4 KIPLING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,580 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1545 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7580.000	220,800	900	453,200	674,900
Total Card	0.174	220,800	900	453,200	674,900
Total Parcel	0.174	220,800	900	453,200	674,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.83 | /Parcel: 436.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 123832

GIS Ref

GIS Ref

Insp Date 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0006-0009.0

!14313!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,800	900	7,580.	453,200	674,900	674,900	Year End Roll	12/18/2019
2019	101	FV	191,500	1000	7,580.	453,200	645,700	645,700	Year End Roll	1/3/2019
2018	101	FV	191,500	0	7,580.	382,000	573,500	573,500	Year End Roll	12/20/2017
2017	101	FV	191,500	0	7,580.	349,600	541,100	541,100	Year End Roll	1/3/2017
2016	101	FV	191,500	0	7,580.	297,800	489,300	489,300	Year End	1/4/2016
2015	101	FV	190,500	0	7,580.	259,000	449,500	449,500	Year End Roll	12/11/2014
2014	101	FV	190,500	0	7,580.	239,500	430,000	430,000	Year End Roll	12/16/2013
2013	101	FV	190,500	0	7,580.	227,900	418,400	418,400		12/13/2012

PRINT

Date	Time
12/11/20	04:10:32

LAST REV

Date	Time
08/21/18	10:09:51

apro

PAT ACCT. 14313

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA THERESA	53363-167		8/10/2009		392,500	No	No		
SILVA EDWARD J	24928-287		10/18/1994		1	No	No		F

USER DEFINED

Prior Id # 1:	123832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2014	264	Re-Roof	7,200					
5/5/2010	398	Siding	17,600					STRIP & RESIDE

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
6/12/2014	External Ins	PC	PHIL C
11/4/2008	Meas/Inspect	163	PATRIOT
3/20/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7580		Sq. Ft.	Site		0	70.	0.85	7									453,180						453,200	

Total AC/HA:	0.17401	Total SF/SM:	7580	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	453,180	Spl Credit		Total:	453,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271211
Depreciation:	50445
Depreciated Total:	220766

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths:			HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

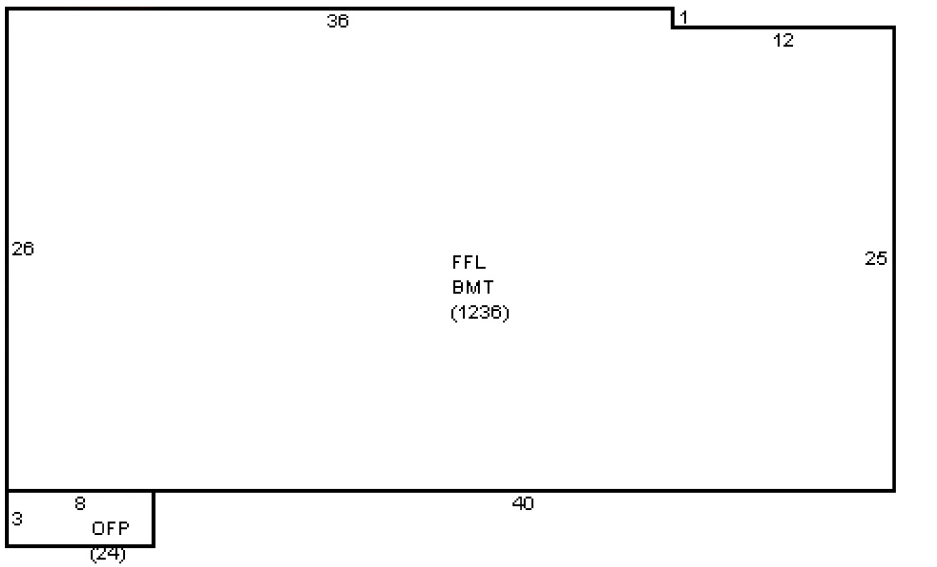
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	88.46
Final Total:	220800	Val/Su SzAd	178.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,236	41.550	51,354
FFL	First Floor	1,236	128.240	158,501
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	2,496	Total:	210,911
Size Ad	1236	Gross Are	2496	FinArea 1545

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

184.0-0006-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	15X19	A	AV	2010	3.57	T	7.2	101			900			900

More: N	Total Yard Items:	900	Total Special Featues:		Total: 900